



CITY COMMISSION AGENDA STUDY

JUNE 14, 2019

Magnolia Montessori Academy

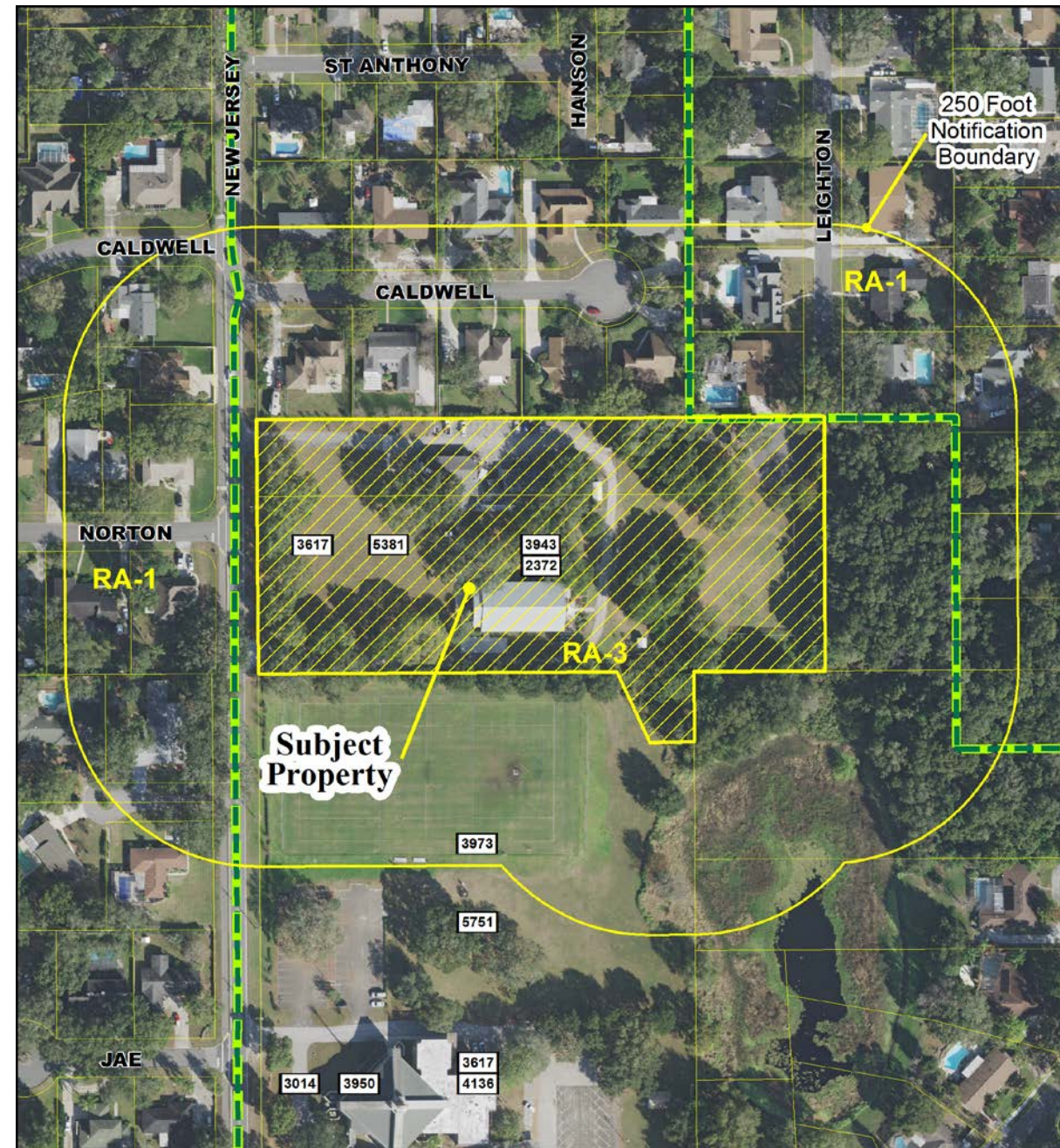
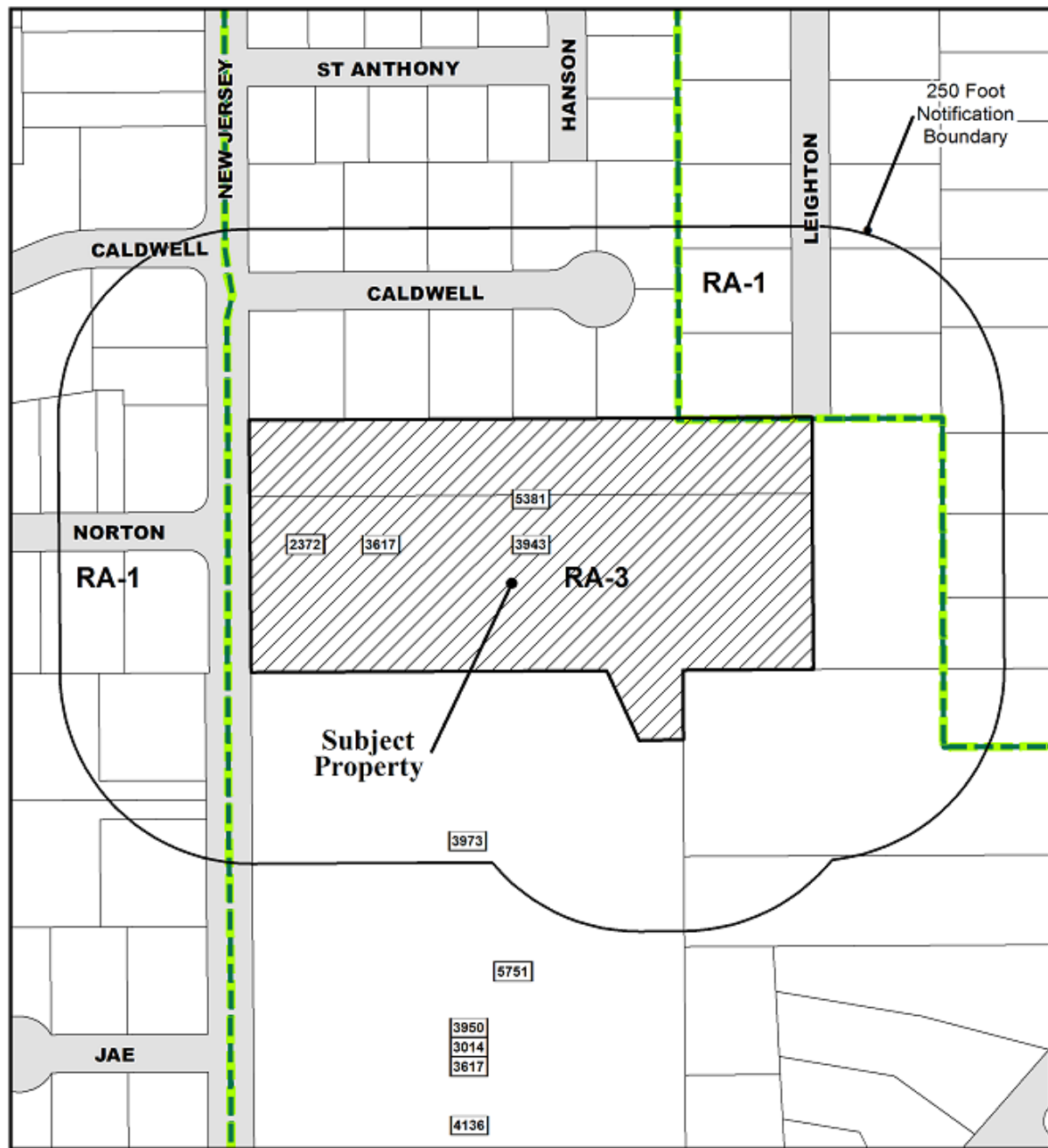
Key Considerations



CUP19-002

Magnolia Montessori Expansion, 1540 New Jersey Road

Major modification of an existing conditional use to allow for the construction of a new 4,500 square foot school building and increase the maximum number of students allowed from 120 to 185, on property located at 1540 New Jersey Road.





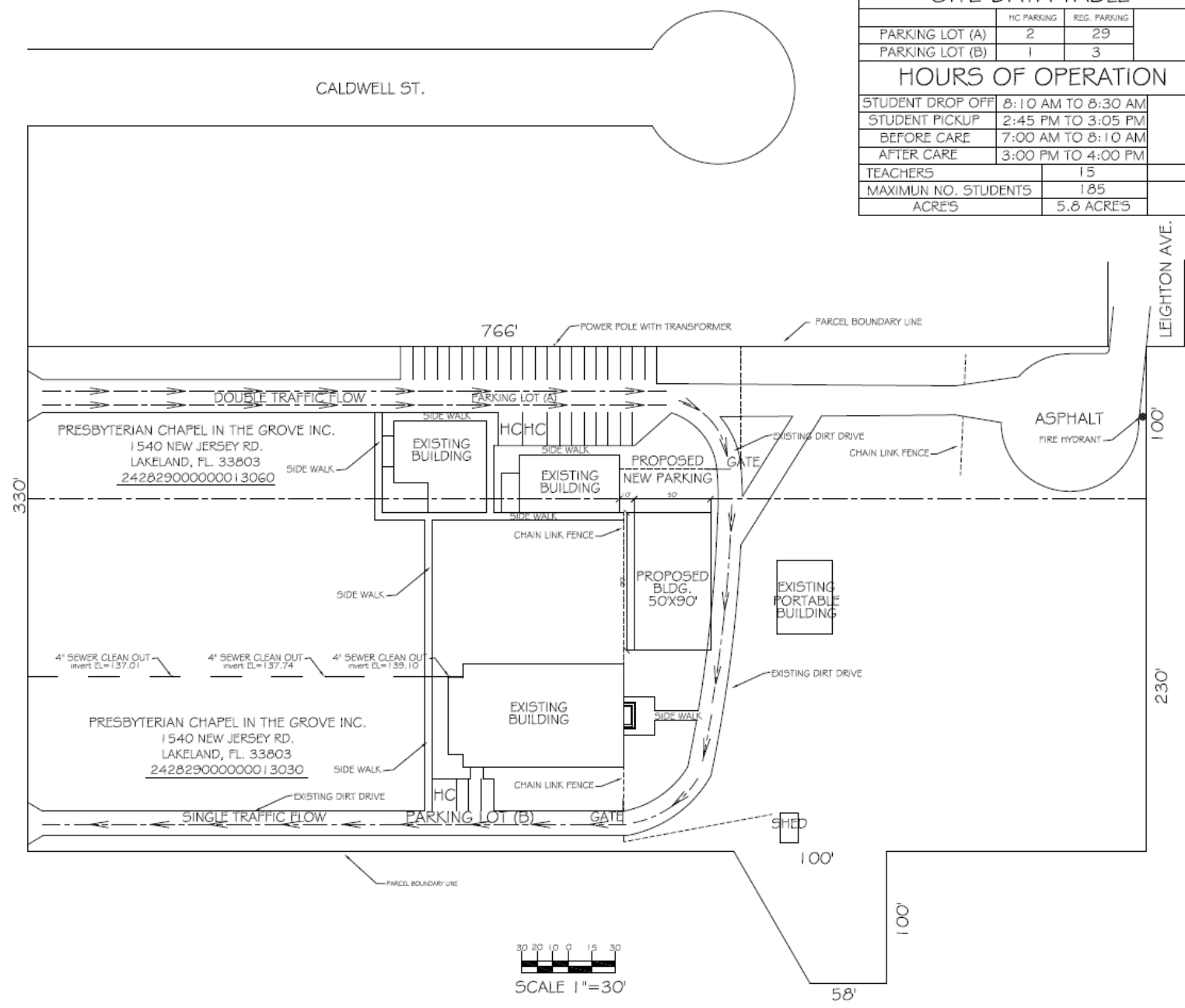
NORTON ST.

NEW JERSEY RD.

CALDWELL ST.

LEIGHTON AVE.

SITE DATA TABLE			
	HIC PARKING	REG. PARKING	
PARKING LOT (A)	2	29	
PARKING LOT (B)	1	3	
HOURS OF OPERATION			
STUDENT DROP OFF	8:10 AM TO 8:30 AM		
STUDENT PICKUP	2:45 PM TO 3:05 PM		
BEFORE CARE	7:00 AM TO 8:10 AM		
AFTER CARE	3:00 PM TO 4:00 PM		
TEACHERS	15		
MAXIMUM NO. STUDENTS	185		
ACRES	5.8 ACRES		

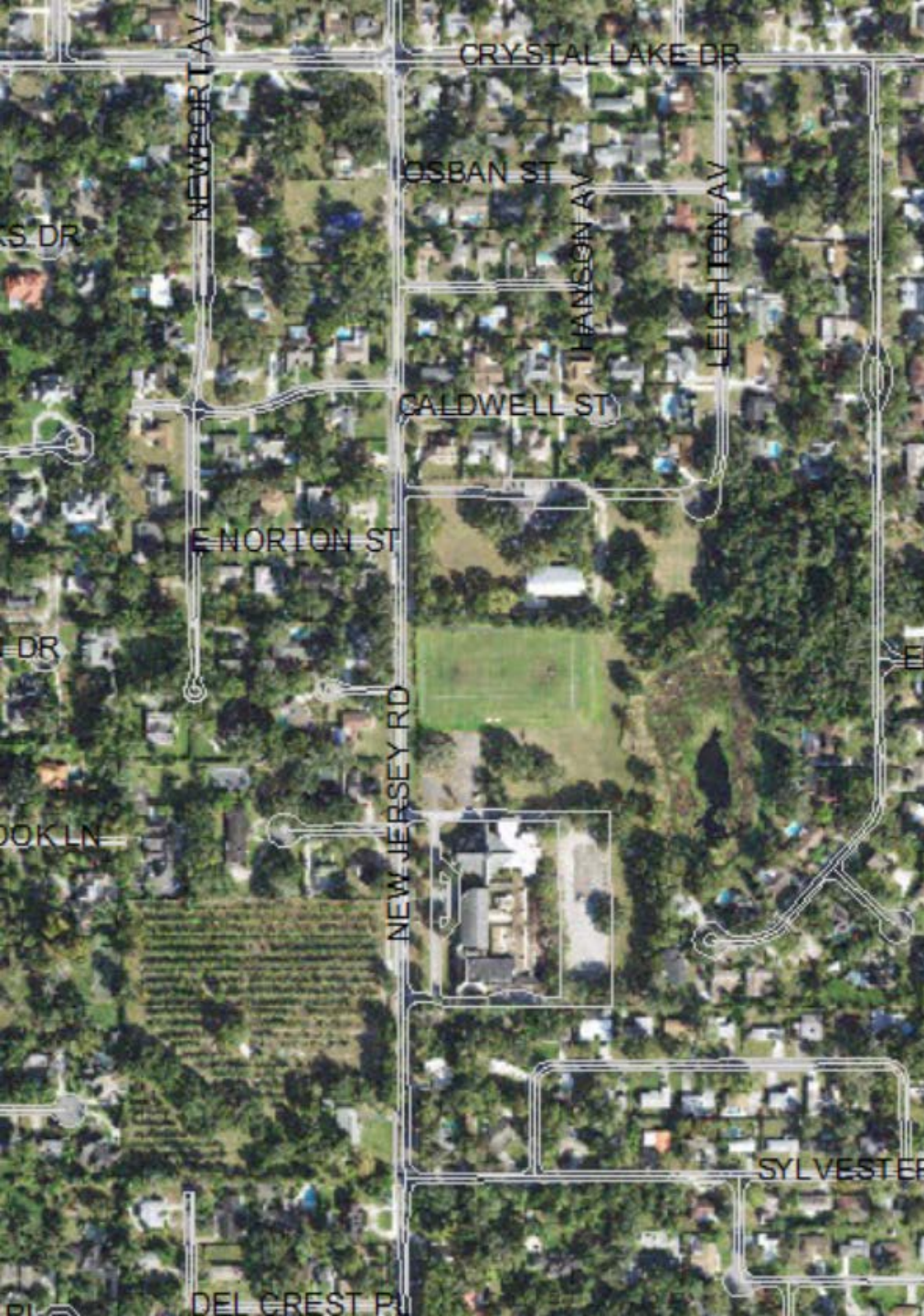








SCHOOL	STUDENT NO.	GRADES	QUEUE LENGTH
S. McKeel Academy	1,160	K – 7	1,760 ft.
Lawton Chiles	655	6 – 8	770 ft.
Lakeland Christian School	1,067	K4 – 12	1,100 ft.
Geneva Classical	250	K4 – 12	950 ft. – 1,450
Magnolia Montessori	185	Pre K – 8	650 – 1,100



New Jersey Road

- Approximately 8,100 Average Annual Daily Trips
- 729 PM Peak Hours Trips
 - 372 NB
 - 357 SB
- Level-of-Service "B"
- Project Adds 47 AM and 11 PM Peak Hour Trips; no additional mitigation required

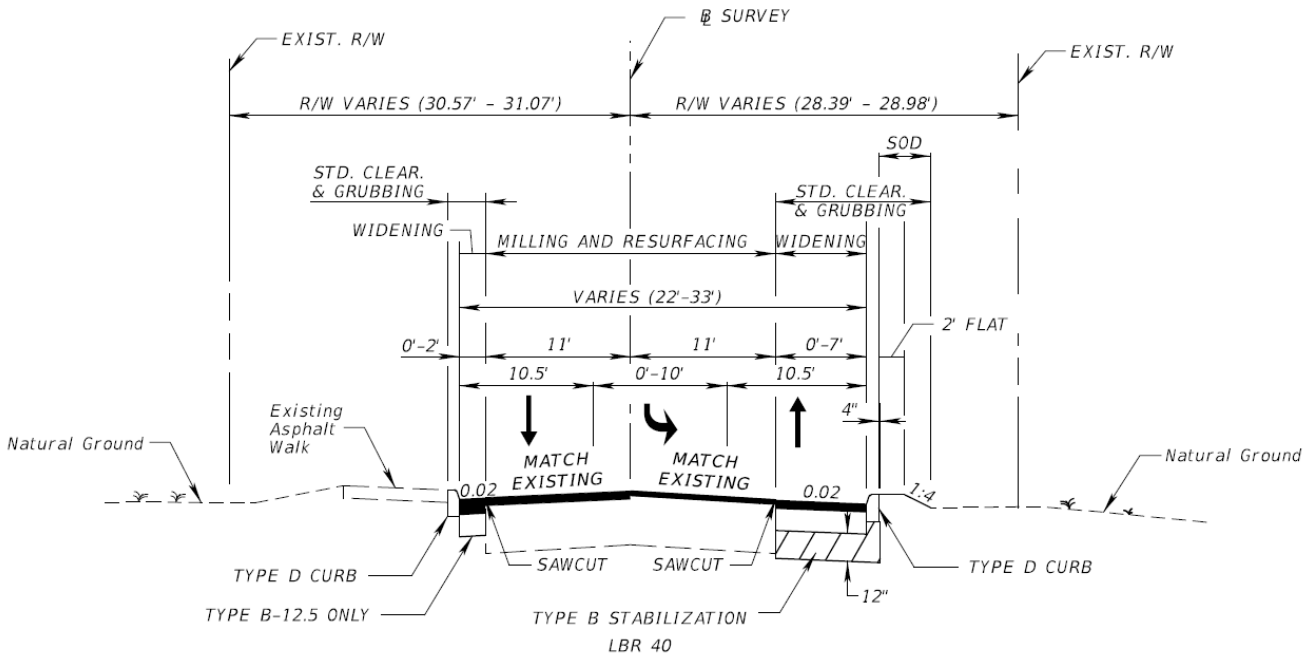
New Jersey Road Resident Concerns





Geneva Academy Turn Lane

- Southbound left-turn lane is under design
- Original design would have shifted trail approximately four feet to the west, generating concerns
- On-site meeting on June 5th



- Modified cross-section under consideration, 10.5 foot wide travel lanes and 10 foot wide turn lane
- Turn lane would abut trail, trail would not shift to west
- Engineer evaluating utility impacts
- Implementation delay with financial guarantee

- Estimate - \$150,000
- Warrants not currently met
- Traffic Operations evaluating ability to install based on other considerations
- Separation of southbound and northbound movements (SB left turns)
- Question regarding availability of right-of-way for infrastructure
- Benefits overall traffic flow

Sylvester Road Signalization





Sidewalk on East Side of Road

- Estimate - \$262,500
- Limited Usage
 - Most school students will be from outside area
- Part of determination to proceed with current trail
- Utility impacts and constraints





Options

- Enhanced lighting
- Sidewalk along portion of corridor